



THE
A-TEAM

**RE/MAX
FIRST**

#100, 482003 - 48TH Street, Rural Foothills County T1S 1A1

MLS® #: **A2098878**

Area: **NONE**

Listing Date: **01/11/24**

List Price: **\$2,770,000**

Status: **Active**

County: **Foothills County**

Change: **-\$50k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **1995**

Lot Information

Lot Sz Ar: **6,969,600 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,328**
Low Sqft:
Ttl Sqft: **3,328**

DOM

128

Layout

Beds: **5 (5)**
Baths: **3.5 (2 3)**
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **20**
Garage Sz: **2**

Access:

Lot Feat: **Creek/River/Stream/Pond, Farm, Gazebo, Front Yard, Lawn, Garden, Landscaped, Many Trees, Yard Lights, Pasture, Paved, Private, Secluded, Views**

Park Feat: **Additional Parking, Asphalt, Double Garage Detached, Driveway, Electric Gate, Garage Door Opener, Garage Faces Front, Gravel Driveway, Insulated, Multiple Driveways, Parking Pad, RV Access/Parking, RV Garage**
Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor, Forced Air, Natural Gas, Zoned**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **Fire Pit, Garden, Other, Private Entrance, Storage**

Construction: **Concrete, Vinyl Siding**
Flooring: **Carpet, Ceramic Tile, Hardwood, Vinyl Plank**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Convection Oven, Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings**
Int Feat: **Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`0" x 15`10"	Dining Room	Main	11`9" x 16`5"
Kitchen	Main	13`6" x 14`5"	Entrance	Main	6`0" x 9`4"
Den	Main	10`1" x 15`10"	2pc Bathroom	Main	8`1" x 10`0"
Laundry	Main	8`1" x 10`0"	Office	Main	21`3" x 23`7"
Mud Room	Main	8`0" x 8`0"	Family Room	Lower	19`3" x 19`10"
Kitchenette	Lower	6`0" x 6`0"	Game Room	Lower	12`8" x 29`9"

Game Room
Storage
Bonus Room
Bedroom
Bedroom
3pc Ensuite bath
2pc Bathroom

Lower
Lower
Second
Second
Second
Second
Lower

13`0" x 19`0"
9`1" x 9`4"
9`10" x 11`0"
11`0" x 12`1"
10`8" x 11`9"
0`0" x 0`0"
0`0" x 0`0"

Furnace/Utility Room
Bedroom - Primary
Bedroom
Bedroom
2pc Bathroom
4pc Bathroom

Lower
Second
Second
Second
Main
Second

15`0" x 21`0"
13`0" x 13`4"
12`0" x 12`5"
9`10" x 12`3"
0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
Ag

Remarks

Pub Rmks:

PRICED REDUCED ON THIS ONE OF A KIND PROPERTY! Discover unparalleled beauty, privacy, and convenience in this remarkable property nestled midway between Okotoks and High River. Set on a full ¼ section of captivating land adorned with gentle rolling hills and a picturesque creek, this estate is the perfect blend of tranquility and practicality. Once home to grazing cattle, it now offers potential for many operations such as an equestrian facility, farm land or that family hobby farm. No matter what you want it for, it represents a extraordinary investment in a perfect location. The home was custom-built in 1995 and has been impeccably maintained by its original owners. Recent upgrades include triple-pane windows, modernized light fixtures, new flooring everywhere except for the hardwood on main level, and updated appliances. The home is in "Show Home" condition, boasting a new hot tub, pool table, and more. Mechanical integrity is ensured with in-floor heating in the walk-out basement, a new electrical panel, two flawlessly maintained Lennox furnaces, and a fresh hot water tank, among other enhancements—details available in the provided renovation and upgrade list. The property features a good productive well (7 GPM) and a well maintained septic system. A dedicated private entrance leads to a spacious home office, designed for seamless operation of a work-from-home professional business. The kitchen, a focal point with mountain views through west-facing windows, is complemented by a screened-in sunroom on the south side—ideal for family gatherings. The main level also hosts a spacious dining area, a living room, and a second office or hobby room near the front entrance. Upstairs, five generously sized bedrooms await, each boasting finished extra storage. The primary suite impresses with a walk-in closet and a dressing room or nursery offering panoramic mountain views. The walk-out level is a haven for family fun and entertainment. It features a new kitchenette, built-in bookshelves, conversation spaces, a billiards room, and a family room. Step outside onto the patio to enjoy the beautiful creek and epic mountain views from the hot tub. Additional amenities include a 2400 Sq. Ft. shop with work bench and mezzanine, a spacious equipment/hay & livestock shelter, auto livestock waterers, and 95 cultivated acres. The remaining parts of this quarter section invite flexibility for various activities. Abundant paved parking adds to the practicality of this estate. Located in close proximity to Okotoks, High River, and Calgary, this property strikes a perfect balance between serenity and convenience. 2nd dwelling is approved for this property. Seize this opportunity—showings require 24 hours notice please.

Inclusions:
Property Listed By:

**Pool Table, Hot Tub, Kitchenette Island, Exterior Gazebo.
RE/MAX COMPLETE REALTY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









